

\$625,000 - 6049 Tidewater Trl, CHAMPLAIN

MLS® #VAES2002044

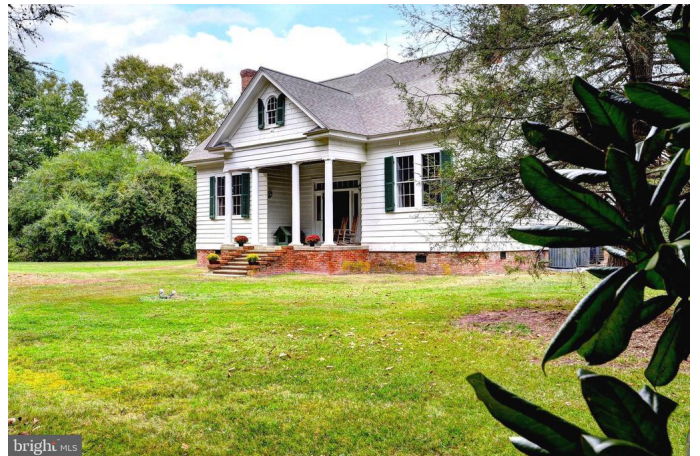
\$625,000

4 Bedroom, 2.00 Bathroom, 3,767 sqft

Residential on 3.54 Acres

NONE AVAILABLE, CHAMPLAIN, VA

This spacious and captivating Essex County Historic Treasure features 12'-3" ceilings on the first floor and 9'-0" on the second floor. According to the 1940 & 1957 re-published edition of the Essex County Green Book, Woodbourne, located in Upper Essex County, was originally built around 1840 by William Brooke of Brookes Bank. The original home was of stately proportions with 12 spacious rooms, an observatory on the roof, and four tall chimneys. Sadly, the original house burned in 1928. A circa 1930 house was built upon the original basement and foundation, with the original chimneys salvaged and utilized in the construction of the 1930 house. An absolutely mesmerizing and serendipitous columned front Portico / Porch circa 1930, incorporates the broken marble mantles from the original Woodbourne. It is a truly striking feature of the property, which pays homage to the original Woodbourne. One of the most intriguing interior features of this handsome home is the grand entrance hall, which leads to an wide arched opening and center hall, which extends through the length of the first floor, with its soaring 12'+ tall ceilings throughout! 9' ceilings on the 2nd Floor. Original and operational windows were restored (complete with chains and pullies) as well as several transoms and other architectural elements that are not often seen in newer homes. Beautiful floors throughout with Carpet over top of wood floors in some rooms. Modern amenities include updated plumbing, wiring, laundry room,



spacious full baths, and loads of storage space. Towering Ancient Magnolias and other ancient trees abound. Circular driveway is paved in addition to other parking areas behind the house up to the 1,350+ square foot Morton Metal Building, which can be utilized as a garage, equipment storage, or workshop. Although this property needs some cosmetic TLC, it is a treasure with fabulous architectural details and bright light-filled spaces. The offering of Woodbourne, circa 1930, is a truly unique and exceptionally rare buying opportunity. Ideally located off of U.S. 17 between Tappahannock and Port Royal. This must-see historic treasure and a diamond in the rough awaits! Exterior siding is Cypress Shingle and Cypress Clapboard. Wonderfully convenient to Fredericksburg, Tappahannock, the Northern Neck, Dahlgren, Richmond, Southern Maryland, and Washington, D.C.

Built in 1930

Essential Information

MLS® #	VAES2002044
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,767
Acres	3.54
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	6049 Tidewater Trl
Subdivision	NONE AVAILABLE
City	CHAMPLAIN

County	ESSEX-VA
State	VA
Zip Code	22438

Amenities

Amenities	Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Bathroom - Jetted Tub, Built-Ins, Butlers Pantry, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Pantry, Master Bath(s), Walk-in Closet(s), Wood Floors
Utilities	Propane, Electric Available
Parking	Asphalt Driveway, DW - Circular, Paved Driveway, Private
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry, Oversized, Other

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dryer, Dishwasher, Water Heater, Refrigerator, Washer
Heating	Zoned
Cooling	Central A/C, Zoned
Has Basement	Yes
Basement	Interior Access, Partial
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas/Propane, Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Wood, Dryvit, Frame
Exterior Features	Outbuilding Apartment, Porch(es), Fenced-Partially, Wood Fence
Windows	Double Hung, Transom, Wood Frame
Roof	Asphalt, Metal, Shingle
Foundation	Permanent, Brick/Mortar, Crawl Space

School Information

District	ESSEX COUNTY PUBLIC SCHOOLS
Elementary	TAPPAHANNOCK
Middle	ESSEX
High	ESSEX

Additional Information

Date Listed	October 3rd, 2025
Days on Market	13
Zoning	SFD

Listing Details

Listing Office	Shaheen, Ruth, Martin & Fonville Real Estate
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Listing information last updated on October 28th, 2025 at 7:45am EDT